



HUNTERS[®]
HERE TO GET *you* THERE

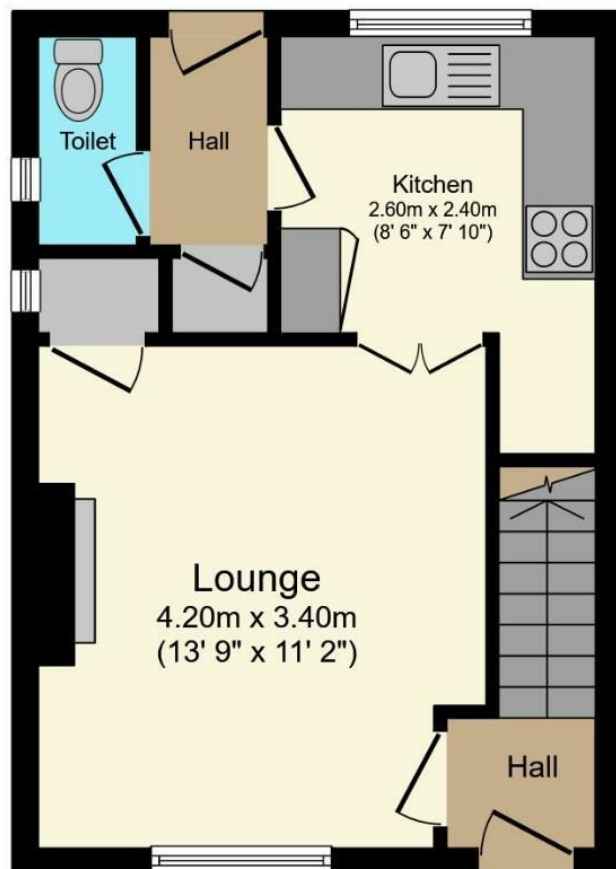
329 Halifax Road, Sheffield, S6 1AE

329 Halifax Road, Wadsley Bridge, S6

Asking Price £125,000

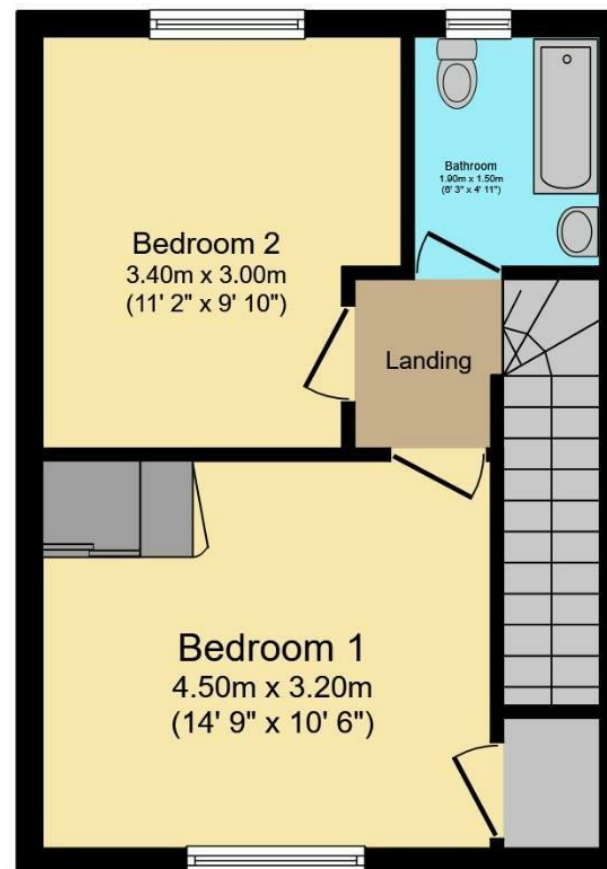
Hunters Hillsborough are delighted to present an ideal first time buyer or investors home offered for sale with no onward chain. This two bedroomed mid terrace home has a private driveway and a host of local amenities on the doorstep including an Asda Supermarket and local schools. Set back from the road, entry via the front door into the inner lobby. Door through to the lounge with neutral decor and focal point feature fire surround with an electric fire and a handy storage cupboard. The breakfast kitchen offers a range of wall and base units with space for freestanding appliances and leads into the back porch. Further storage cupboard and a downstairs W/C with access via the back door to the private rear garden. Upstairs you will find two double bedrooms, the master having two built in storage cupboards. Family bathroom with a bath, W/C and sink basin. Outside, the front has space for parking with access down the side to a secure gate leading onto the back garden. Fenced off for privacy, the garden is mainly lawn with a concrete area and steps. Early viewing is highly recommended!.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Ground Floor

Floor area 30.8 sq.m. (332 sq.ft.)



First Floor

Floor area 30.8 sq.m. (332 sq.ft.)

Total floor area: 61.6 sq.m. (663 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

General Remarks

TENURE

This property is Freehold

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

VACANT POSSESSION

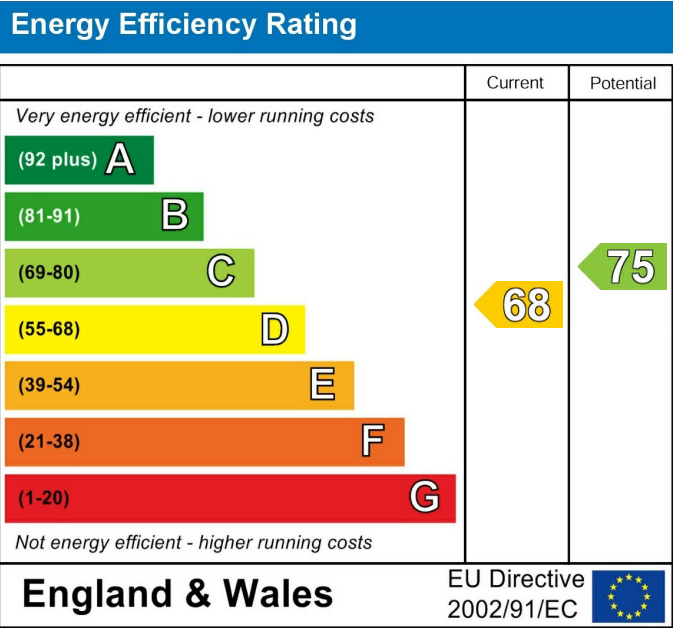
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









